

King County Major Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies nine large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these – now nine “Potential Annexation Areas” (PAAs). The Benson Hill Communities and Lea Hill, former PAAs, were successfully annexed this year. On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The nine PAAs are as follows:

East Federal Way

East Renton

Eastgate

Fairwood (*Proposed Incorporation Area*)

Kent Northeast (*Panther Lake*)

Kirkland (*including communities of Juanita, Finn Hill and Kingsgate*)

Klahanie

North Highline (*including communities of White Center and Boulevard Park*)

West Hill (*including communities of Skyway and Bryn Mawr*)

Following the PAA profiles is a “Sources and Notes” page which identifies data sources and explanations of the profile information.

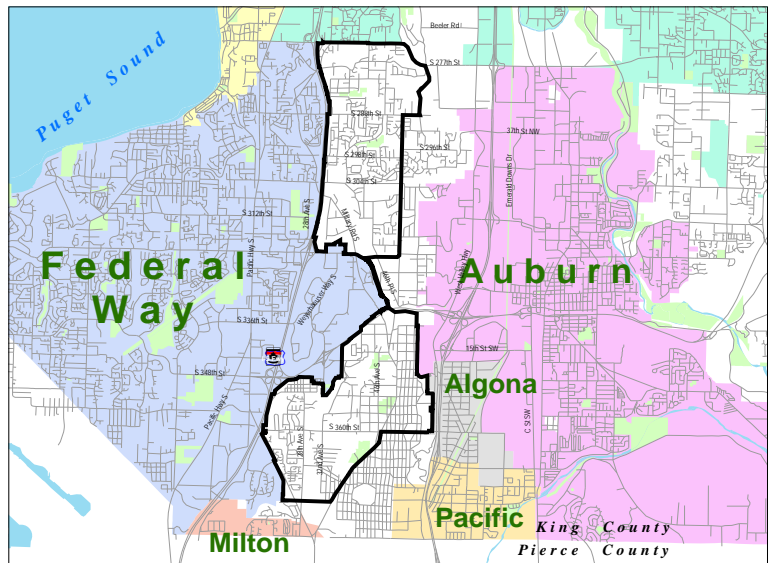
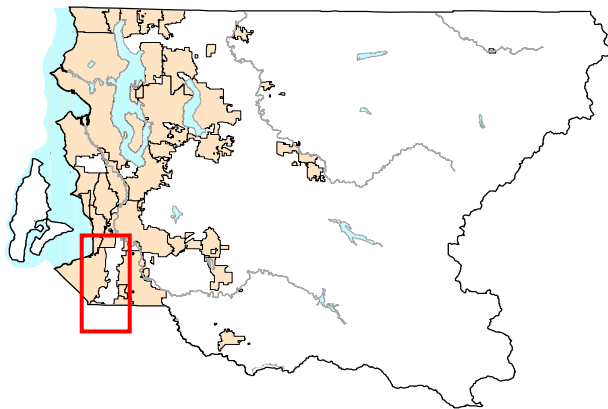
An additional 17,500 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with about 135,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 117.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

East Federal Way

Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

King County Council District: 7

School District: 210 Federal Way

Water District: Lakehaven

Sewer District: Lakehaven

Fire District: 39

Annexing City: Federal Way

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$1,842 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$2,956,843

2008 Real Estate Sales: \$810,765
Local Option REET Revenue (0.5%): \$405,383

2007 Taxable Retail Sales: \$60 million
Local Option Sales Tax Rev (0.85% of 1%): \$505,456

EMPLOYMENT

Number of Business Units: 172

Year 2007 Total Jobs: 1,423

Manufacturing:	*
Wholesale/Utilities:	*
Retail:	59
Finance/Services:	326
Government/Education:	637
Construction/Resource:	376

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income: 62,400
Number of Households: 7,030

Household by Income Category:

0 – 80%	1,870	(27%)
80 – 140%	2,500	(35%)
140%+	2,660	(38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350

2008 Population: 21,400

Pop. Per Sq. Mile: 2,715

Median Age: 36.1

Age Structure:

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

Race Categories:

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

HOUSING

Total Housing Units: 7,180

Single Family:	6,060	(84%)
Multifamily:	620	(9%)
Mobile Homes:	500	(7%)

Percent Homeowners: 85%

Average Household Size: 2.90

Median House Value: \$173,300

Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 36

Single Family: 36

Multifamily: 0

2007 Formal Plats/Lots:

Applications: 3 / 324

Recordings: 1 / 25

2007 Residential Land Capacity:

Vacant: In Acres: 256.39

In Units: 1,565

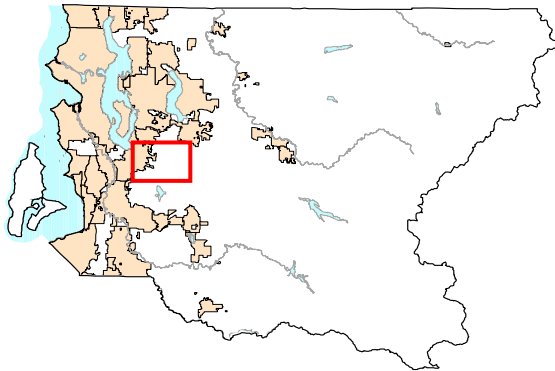
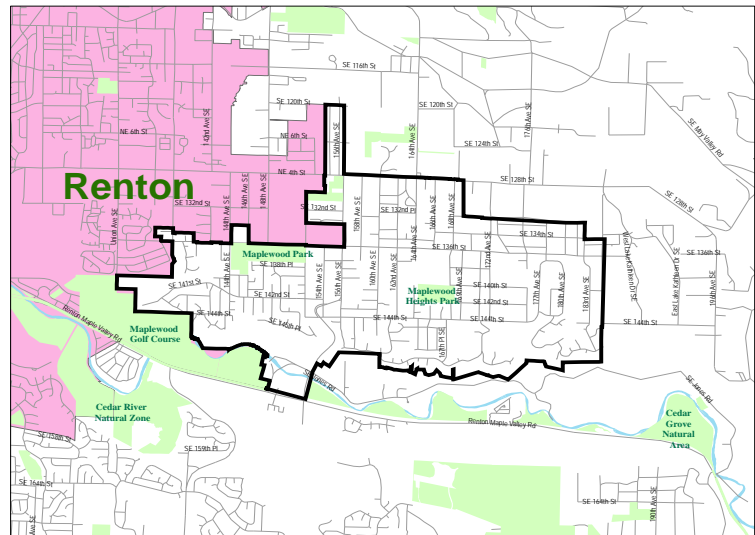
Redevelopment: In Acres: 390.47

In Units: 2,254

East Renton

Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184th Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 9

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$892 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$1,431,969

2008 Real Estate Sales: \$357,753
Local Option REET Revenue (0.5%): \$178,877

2007 Taxable Retail Sales: \$26 million
Local Option Sales Tax Rev (0.85% of 1%): \$219,055

EMPLOYMENT

Number of Business Units: 59

Year 2007 Total Jobs: 572
Manufacturing: 0
Wholesale/Utilities: 28
Retail: 12
Finance/Services: 86
Government/Education: 390
Construction/Resource: 56

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income:

\$65,300

Number of Households: 2,600

Household by Income Category:

0 - 80%	565	(22%)
80 - 140%	1,050	(40%)
140%+	985	(38%)

DEMOGRAPHICS

2000 Census Population: 7,370

2008 Population: 8,200

Pop. Per Sq. Mile: 2,470

Median Age: 38.2

Age Structure:

17 and under	1,960	(26.7%)
18 - 64	4,830	(65.5%)
65 and over	580	(7.8%)

Race Categories:

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

HOUSING

Total Housing Units: 2,650
Single Family: 2,430 (92%)
Multifamily: 50 (2%)
Mobile Homes: 170 (6%)

Percent Homeowners: 90%
Average Household Size: 2.80
Median House Value: \$199,400
Median 2 Bedroom Rental: \$906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 50

Single Family: 50

Multifamily: 0 / 0

2007 Formal Plats/Lots:

Applications: 1 / 86

Recordings: 2 / 60

2007 Residential Land Capacity:

Vacant: In Acres: 74.12

In Units: 313

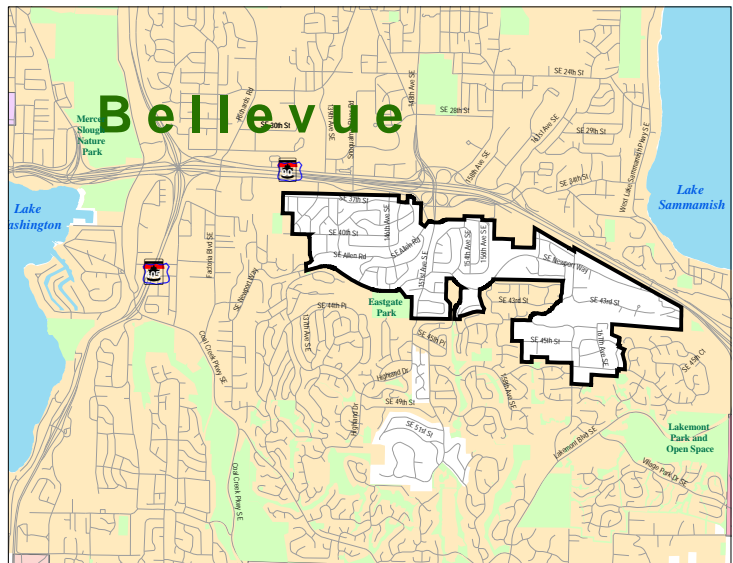
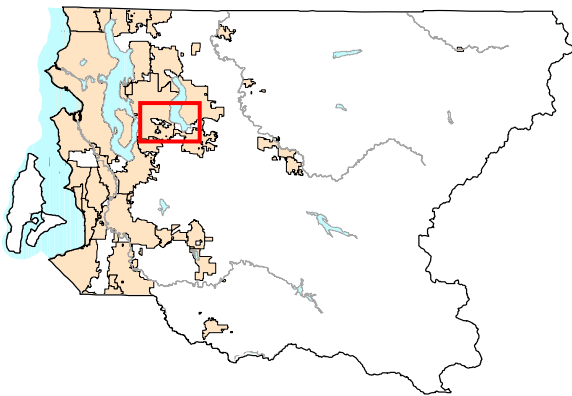
Redevelopment: In Acres: 201.54

In Units: 990

Eastgate

Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$754 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$1,209,970

2008 Real Estate Sales: \$359,381
Local Option REET Revenue (0.5%): \$179,690

2007 Taxable Retail Sales: \$17 million
Local Option Sales Tax Rev (0.85% of 1%): \$146,534

DEMOGRAPHICS

2000 Census Population: 4,558

2008 Population: 4,700

Pop. Per Sq. Mile: 3,705

Median Age: 37.0

Age Structure:

17 and under	1,088	(23.9%)
18 – 64	2,963	(65.0%)
65 and over	507	(11.1%)

Race Categories:

Non-hispanic White	3,682	(80.8%)
Black or African Am.:	74	(1.6%)
Asian and Pacific Is:	457	(10.0%)
Native Am. and other:	25	(0.5%)
Hispanic or Latino:	200	(4.5%)
Two or more race:	120	(2.7%)

EMPLOYMENT

Number of Business Units: 70

Year 2007 Total Jobs: 493

Manufacturing:	*
Wholesale/Utilities:	18
Retail:	*
Finance/Services:	165
Government/Education:	33
Construction/Resource:	273

Source: WA Employment Security Dep't, 2007

HOUSING

Total Housing Units: 1,743

Single Family:	1,588	(91%)
Multifamily:	155	(9%)
Mobile Homes:	0	(0%)

Percent Homeowners: 77.6%

Average Household Size: 2.66

Median House Value: \$ 222,900

Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

INCOME

Median Household Income: \$65,600

Number of Households: 1,710

Household by Income Category:

0 – 80%	385	(22.5%)
80 – 140%	640	(37.5%)
140%+	685	(40%)

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 29

Single Family: 29

Multifamily: 0 / 0

2007 Formal Plats/Lots:

Applications: 0

Recordings: 0

2007 Land Capacity:

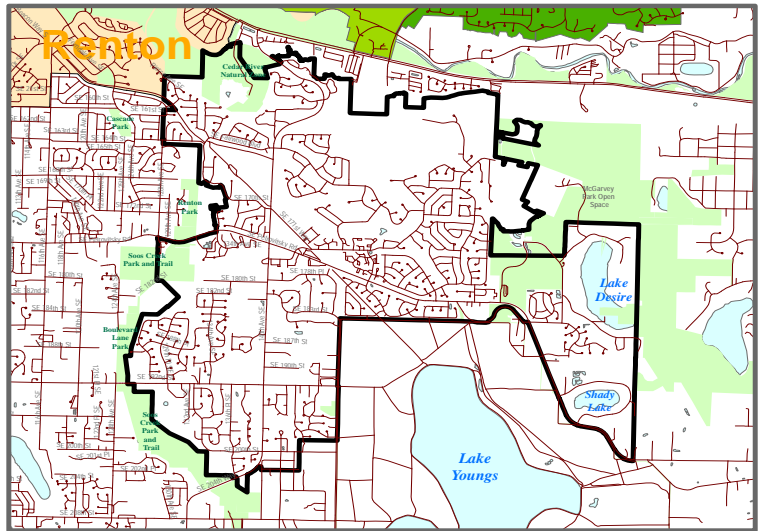
Vacant: In Acres: 18.42
In Units: 83

Redevelopment: In Acres: 18.47
In Units: 93

Fairwood

Potential Incorporation Area

The Fairwood PAA was the largest of the ten PAA's. In November 2007, residents of the area adjacent to Renton voted to annex to the City of Renton. The remaining Fairwood Potential Annexation area is bounded by the Urban Growth Boundary on the east and the Benson Hill Communities Annexation Area on the west. The area remains part of the City of Renton's PAA, however Fairwood residents have begun a second attempt to create a new city through incorporation.



QUICK FACTS

Land Area: 3,994.67 Acres or 6.24 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

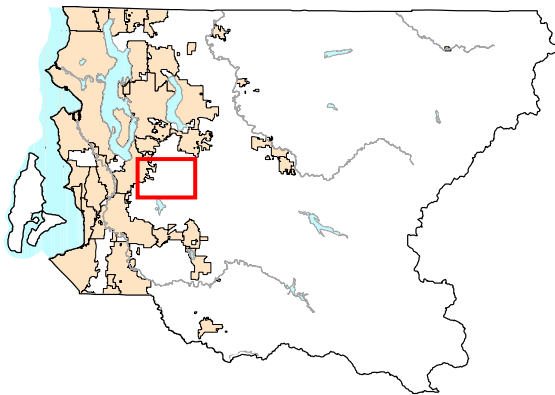
Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City:

Annexation Status:

Expected Annexation Date:



TAX INFO

2008 Assessed Valuation: \$2,847 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$4,569,373

2008 Real Estate Sales: \$1.55 million
Local Option REET Revenue (0.5%): \$755,730

2007 Taxable Retail Sales: \$105 million
Local Option Sales Tax Rev (0.85% of 1%): \$884,404

EMPLOYMENT

Number of Business Units: 242

Year 2007 Total Jobs: 2,181

Manufacturing:	*
Wholesale/Utilities:	*
Retail:	439
Finance/Services:	916
Government/Education:	565
Construction/Resource:	129

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income: \$66,000
Number of Households: 8,500

Household by Income Category:

0 – 80%	2,300	(27 %)
80 – 140%	2,700	(32 %)
140%+	3,500	(41 %)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,500
2008 Population: 27,700
Pop. Per Sq. Mile: 4,439

Median Age: 36

Age Structure:

17 and under	6,250	(26.6%)
18 – 64	15,660	(66.6%)
65 and over	1,620	(6.9%)

Race Categories:

Non-hispanic White	17,340	(73.8 %)
Black or African Am.:	1,080	(4.6 %)
Asian and Pacific Is:	3,050	(13 %)
Native Am. and other:	130	(0.6 %)
Hispanic or Latino:	800	(3.4 %)
Two or more race:	1,100	(4.7 %)

HOUSING

Total Housing Units: 8,700

Single Family:	6,400	(74 %)
Multifamily:	2,000	(23 %)
Mobile Homes:	300	(3.4 %)

Percent Homeowners: 74.3%
Average Household Size: 2.77
Median House Value: \$208,000
Median 2 Bedroom Rental: \$900

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 22
Single Family: 22
Multifamily: 0 / 0

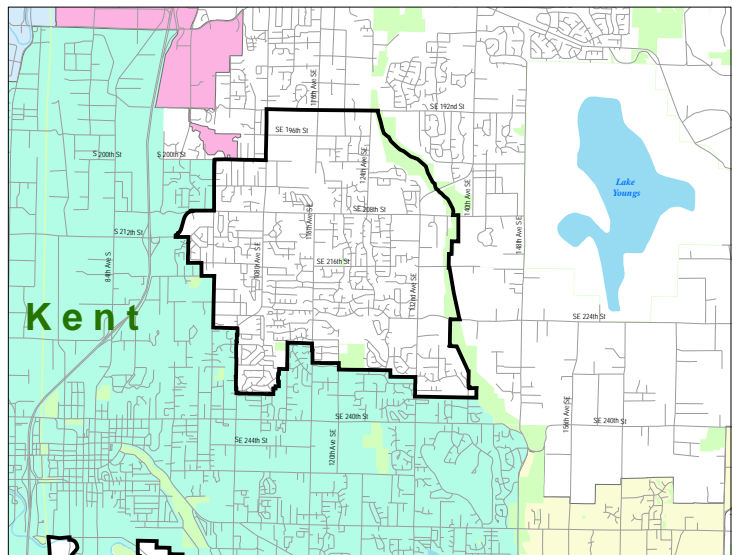
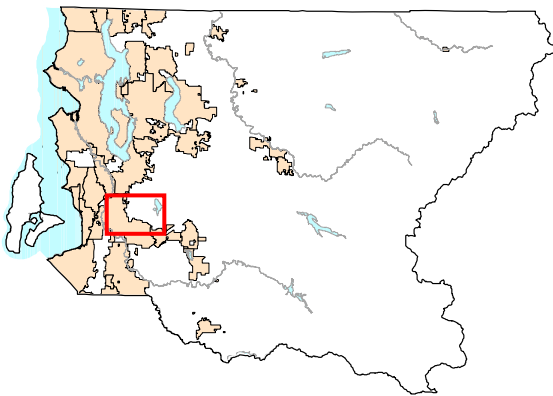
2007 Formal Plats/Lots:
Applications: 1 / 13
Recordings: 3 / 104

2007 Residential Land Capacity:
Vacant: In Acres: 108.55
In Units: 638
Redevelopment: In Acres: 301.30
In Units: 1,738

Kent Northeast

Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



QUICK FACTS

Land Area: 3,200 Acres or 5.0 Square Miles

King County Council District: 9 and 5

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$2,218 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$3,560,484

2008 Real Estate Sales: \$1.0 million
Local Option REET Revenue (0.5%): \$513,097

2007 Taxable Retail Sales: \$95 million
Local Option Sales Tax Rev (0.85% of 1%): \$802,708

EMPLOYMENT

Number of Business Units: 242

Year 2007 Total Jobs: 1,872
Manufacturing: 0
Wholesale/Utilities: 16
Retail: 228
Finance/Services: 894
Government/Education: 596
Construction/Resource: 138

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income: \$ 65,700
Number of Households: 7,940

Household by Income Category:
0 – 80% 2,170 (27.3%)
80 – 140% 2,500 (31.5%)
140%+ 3,270 (41.2%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,555
2008 Population: 24,600
Pop. Per Sq. Mile: 4,920

Median Age: 34.9

Age Structure:
17 and under 7,130 (30.3%)
18 – 64 14,700 (62.4%)
65 and over 1,725 (7.3%)

Race Categories:

Non-hispanic White 16,850 (71.5%)
Black or African Am.: 1,100 (4.7%)
Asian and Pacific Is: 3,550 (15.1%)
Native Am. and other: 150 (0.6%)
Hispanic or Latino: 880 (3.7%)
Two or more race: 1,025 (4.4%)

HOUSING

Total Housing Units: 8,138
Single Family: 6,440 (79.2%)
Multifamily: 1,160 (14.2%)
Mobile Homes: 540 (6.6%)

Percent Homeowners: 81%
Average Household Size: 2.97
Median House Value: \$ 188,000
Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 202
Single Family: 202
Multifamily: 0 / 0

2007 Formal Plats/Lots:
Applications: 6 / 122
Recordings: 2 / 235

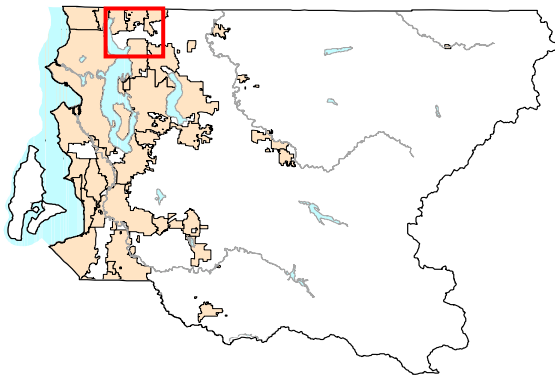
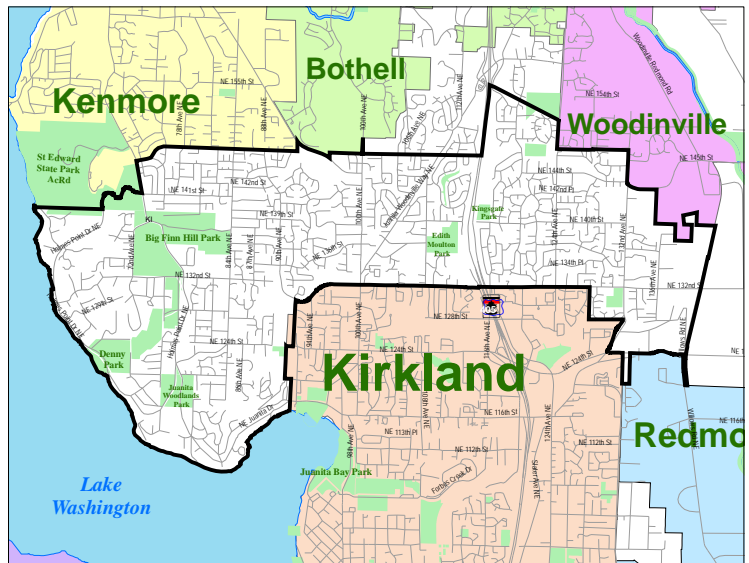
2007 Residential Land Capacity:
Vacant: In Acres: 99.90
In Units: 640

Redevelopment: In Acres: 286.30
In Units: 1,847

Kirkland

Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles

King County Council District: 6, 1 and 3

School District: 414 Lake Washington / 417 Northshore

Water District: NE Lake Washington

Sewer District: Northshore

Fire District: 41 and Woodinville Fire District

Annexing City: Kirkland

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$4,918 million

'08 Uninc. Area Levy (\$1.605 per 1,000): \$7,893,484

2008 Real Estate Sales: \$2.0 million

Local Option REET Revenue (0.5%): \$1,003,764

2007 Taxable Retail Sales: \$154 million

Local Option Sales Tax Rev (0.85% of 1%): \$1,291,875

EMPLOYMENT

Number of Business Units: 522

Year 2007 Total Jobs: 4,751

Manufacturing: 77

Wholesale/Utilities: 446

Retail: 471

Finance/Services: 2,430

Government/Education: 557

Construction/Resource: 770

Source: WA Employment Security Dept, 2007

INCOME

Median Household Income: \$69,800

Number of Households: 11,485

Households by Income Category:

0 – 80% 2,665 (23%)

80 – 140% 3,690 (32%)

140%+ 5,130 (45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723

2008 Population: 33,800

Pop. Per Sq. Mile: 4,870

Age Structure:

17 and under 8,500 (26.8%)

18 – 62 21,200 (66.9%)

65 and over 2,000 (6.3%)

Race Categories:

Non-hispanic White: 25,930 (81.8%)

Black or African Am.: 470 (1.5%)

Asian and Pacific Is: 2,600 (8.3%)

Native Am. and other: 150 (0.5%)

Hispanic or Latino: 1,370 (4.3%)

Two or more race: 1,170 (3.7%)

HOUSING

Total Housing Units: 11,811

Single Family: 9,300 (78.7%)

Multifamily: 2,490 (21.1%)

Mobile Homes: 21 (0.2%)

Percent Homeowners: 76.8%

Average Household Size: 2.75

Median House Value: \$239,200

Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Units: 70

Single Family: 44

Multifamily: 2 / 26

2007 Formal Plats/Lots:

Applications: 1 / 30

Recordings: 2 / 28

2007 Residential Land Capacity:

Vacant: In Acres: 116.63

In Units: 711

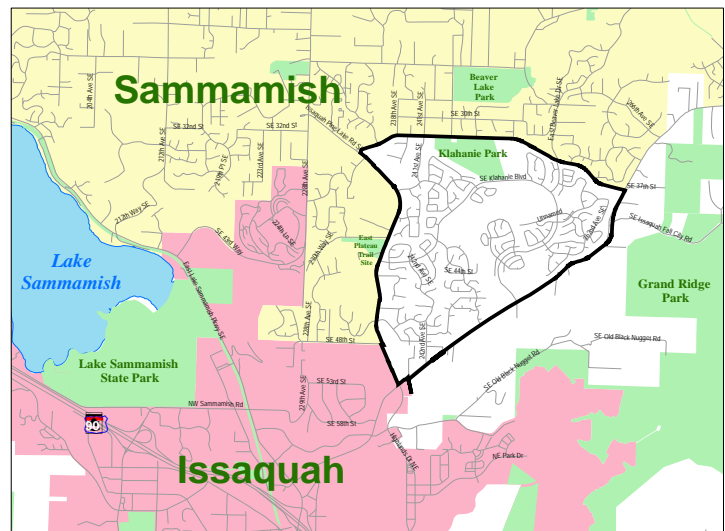
Redevelopment: In Acres: 160.91

In Units: 909

Klahanie

Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. While some Klahanie residents remain interested in joining Issaquah, there are others that would like to pursue annexation to the City of Sammamish. Both cities continue to study and review their annexation options..



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District:: 3

School District: 411 Issaquah

Water District: Sammamish Plateau

Sewer District: Sammamish Plateau

Fire District: 10

Annexing City: Issaquah, Sammamish

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$1,469 million

'08 Uninc. Area Levy (\$1.605 per 1,000): \$2,357,883

2008 Real Estate Sales: \$746,851

Local Option REET Revenue (0.5%): \$373,426

2007 Taxable Retail Sales: \$27 million

Local Option Sales Tax Rev (0.85% of 1%): \$227,610

DEMOGRAPHICS

2000 Census Population: 10,953

2008 Population: 11,000

Pop. Per Sq. Mile: 5,705

Median Age: 32.4

Age Structure:

17 and under	3,920	(35.8%)
18 – 64	6,680	(61.0%)
65 and over	350	(3.2%)

Race Categories:

Non-hispanic White	8,400	(76.7%)
Black or African Am.:	100	(0.9%)
Asian and Pacific Is:	1,720	(15.7%)
Native Am. and other:	50	(0.5%)
Hispanic or Latino:	320	(2.9%)
Two or more race:	360	(3.3%)

EMPLOYMENT

Number of Business Units: 138

Year 2007 Total Jobs: 767

Manufacturing: 0

Wholesale/Utilities: 55

Retail: 142

Finance/Services: 455

Government/Education: 88

Construction/Resource: 27

Source: WA Employment Security Dep't, 2007

HOUSING

Total Housing Units: 3,797

Single Family: 2,900 (76.3%)

Multifamily: 890 (23.4%)

Mobile Homes: 10 (0.3%)

Percent Homeowners: 77.6%

Average Household Size: 2.99

Median House Value: \$ 303,500

Median 2 Bedroom Rental: \$ 1,235

Source: 2000 US Census

INCOME

Median Household Income: \$84,700

Number of Households: 3,670

Household by Income Category:

0 – 80%	620	(16.9%)
80 – 140%	860	(23.3%)
140%+	2,190	(59.7%)

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 0

Single Family: 0

Multifamily: 0 / 0

2007 Formal Plats/Lots:

Applications: 1 / 21

Recordings: 1 / 10

2007 Residential Land Capacity:

Vacant: In Acres: 18.26

In Units: 231

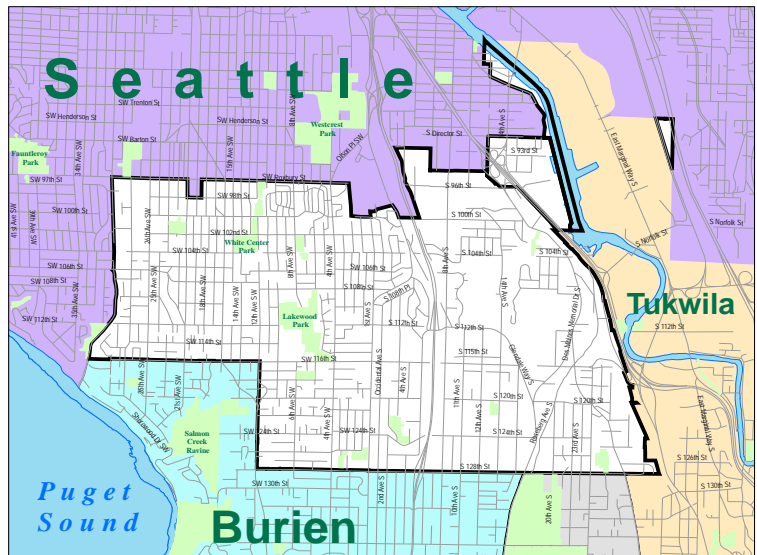
Redevelopment: In Acres: 0

In Units: 0

North Highline

Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116th Street) of the community. The County, the community and the adjacent cities of Burien, Seattle, Tukwila and SeaTac are collaborating on this area's future.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8

School District: 401 Highline / 1 Seattle

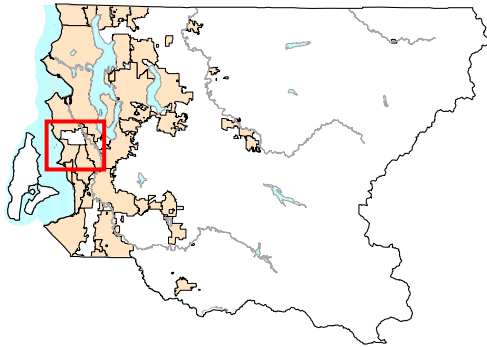
Water District: Seattle, 45, 20

Sewer District: SW Suburban, Val Vue

Fire District: North Highline

Annexing City: Overlapping designations

Annexation Status:



TAX INFO

2008 Assessed Valuation: \$2,644 million
'08 Uninc. Area Levy (\$1.605 per 1,000): \$4,243,804

2008 Real Estate Sales: \$1.3 million
Local Option REET Revenue (0.5%): \$636,270

2007 Taxable Retail Sales: \$215 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,811,411

EMPLOYMENT

Number of Business Units: 614

Year 2007 Total Jobs: 1,280
Manufacturing: 922
Wholesale/Utilities: 778
Retail: 683
Finance/Services: 2,179
Government/Education: 705
Construction/Resource: 994

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income: \$39,950
Number of Households: 11,930

Households by Income Category:
0 – 80% 6,310 (53%)
80 – 140% 3,620 (30%)
140%+ 2,000 (17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035
2008 Population: 33,400
Pop. Per Sq. Mile: 5,404

Median Age: 33.4

Age Structure:

17 and under	8,460	(26.4%)
18 – 64	20,525	(64.1%)
65 and over	3,050	(9.5%)

Race Categories:

Non-hispanic White:	17,000	(53%)
Black or African Am.:	2,100	(7%)
Asian and Pacific Is:	6,300	(20%)
Native Am. and other:	500	(1%)
Hispanic or Latino:	4,200	(13%)
Two or more race:	1,900	(6%)

HOUSING

Total Housing Units: 12,330
Single Family: 8,030 (65%)
Multifamily: 4,070 (33%)
Mobile Homes: 230 (2%)

Percent Homeowners: 54.2%
Average Household Size: 2.68
Median House Value: \$149,400
Median 2 Bedroom Rental: \$640

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 60
Single Family: 56
Multifamily: 1 / 4

2007 Formal Plats/Lots:
Applications: 0
Recordings: 0

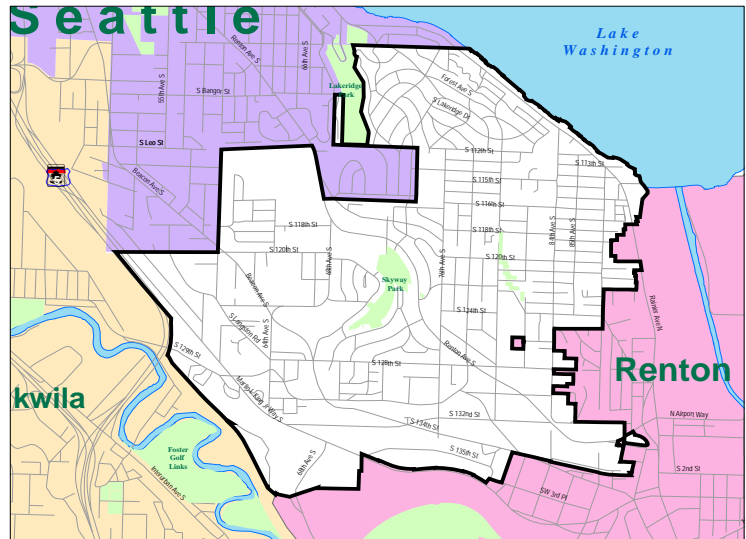
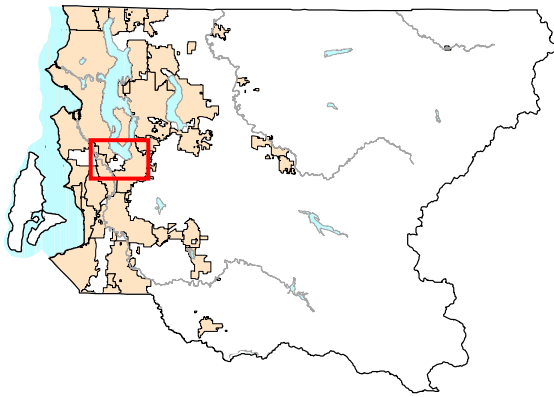
2007 Residential Land Capacity:
Vacant: In Acres: 95.24
In Units: 856

Redevelopment: In Acres: 211.79
In Units: 1,353

West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of three Renton potential annexation areas.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Renton

Annexation Status:

TAX INFO

2008 Assessed Valuation: \$1,523 million
'08 Uninc.Area Levy (\$1.605 per 1,000): \$2,444,870

2008 Real Estate Sales: \$587,264
Local Option REET Revenue (0.5%): \$293,632

2007 Taxable Retail Sales: \$65 million
Local Option Sales Tax Rev (0.85% of 1%): \$547,220

EMPLOYMENT

Number of Business Units: 158

Year 2007 Total Jobs: 1,280
Manufacturing: *
Wholesale/Utilities: *
Retail: 97
Finance/Services: 550
Government/Education: 431
Construction/Resource: 107

Source: WA Employment Security Dep't, 2007

INCOME

Median Household Income: \$47,385
Number of Households: 5,570

Household by Income Category:
0 – 80% 2,430 (44%)
80 – 140% 1,810 (32%)
140%+ 1,330 (24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977
2008 Population: 14,900
Pop. Per Sq. Mile: 4,869

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780
Single Family: 4,190 (72.5%)
Multifamily: 1,390 (24%)
Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%
Average Household Size: 2.50
Median House Value: \$181,400
Median 2 Bedroom Rental: \$742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2007 New Residential Permits: 33
Single Family: 33
Multifamily: 0/0

2007 Formal Plats/Lots:

Applications: 1 / 31
Recordings: 0

2007 Residential Land Capacity:

Vacant: In Acres: 78.57
In Units: 788

Redevelopment: In Acres: 138.82
In Units: 1,402

Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The nine Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 17,500 persons in 2008, are included in the Unincorporated Area Total profile on page 116.

TAX INFO

2008 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2008
unincorporated area road levy @ \$1.605 per \$1,000.

2008 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totaling 0.5% of sales price

2007 Taxable Retail Sales:

Local option sales tax revenue @ 0.85% of 1.0% of actual taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

Source: King County Office of Management and Budget

For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

Land Area Source: King County GIS Center and King County Office of Management and Budget.

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2007.

Year 2007 Total Covered Jobs & Establishments:

Manufacturing
Wholesale/Utilities/Transportation
Retail
Finance/Services
Government / Education
Agric, Forest, Fishing, Construction

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

0 – 80% Low / mod. Income < \$42,500
80 – 140% Middle income households
140%+ Upper middle / upper > \$75,000

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.
2008 Population: OMB

Race Categories:

Race numbers are approximate and may not add exactly to area total.
Persons of Hispanic Origin can be of any race.

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other
Hispanic or Latino
Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2007 Total New Residential Units

Source: KC DDES building permits

2007 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2007 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2007. Urban areas only.

In Acres of vacant and potentially redevelopable land parcels;

In Units that can be accommodated.

